

**Regular Meeting
Board of Zoning Appeals
April 6, 2005**

Vice Chairman Jim Blessinger called the Regular Meeting of the Board of Zoning Appeals to order at 7:00 p.m. Secretary Lloyd Martin took roll call as follows:

Chairman Jerry Uebelhor	-Absent	Randy Mehringer	-Present
Vice Chairman Jim Blessinger	-Present	Bob Wright	-Present
Secretary Lloyd Martin	-Present	Bldg. Comm. Dave Seger	-Present
Ray Byrd	-Present	Atty Sandy Hemmerlein	-Present

PLEDGE OF ALLEGIANCE

Vice Chairman Blessinger led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the March 2, 2005, Regular Meeting were reviewed. Secretary Martin made a motion to approve the minutes as mailed. It was seconded by Ray Byrd. Motion carried 5-0.

Minutes of the March 9, 2005, Special Meeting were reviewed. Ray Byrd made a motion to approve the minutes as mailed. It was seconded by Secretary Martin. Motion carried 5-0.

STATEMENT

Vice Chairman Blessinger read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of Little Company of Mary of Indiana, Inc., d/b/a Memorial Hospital and Health Care Center, for a variance from Section 16.02.140 (Height Regulations) and a variance to build within 11.5 feet of the front yard and a special exception to allow an expansion of a hospital structure in a residential zone.

Attorney Art Nordhoff was present on behalf of Memorial Hospital and Health Care Center, located at 800 W. 9th Street, to request two variances and a special exception, which are all required to continue the hospital's remodeling project. Attorney Nordhoff said the proposal is to replace the area formerly known as the ambulance service and conform it into a cancer center.

Architect Rick Berger, of BSA Design, displayed drawings of the proposed site plan of the hospital and a new cancer center. The existing ambulance garage would be removed. The new addition would house a linear accelerator and vault. The existing facility would be remodeled to include cancer patient rooms, waiting rooms and counseling rooms. The roof would be topped with a glass skylight, measuring 38 feet in height.

The new addition would measure 2,600 square feet, with 12,000 square feet of remodel. The existing parking lot would remain, with a total of 17 spaces.

There were no remonstrators. Secretary Martin made a motion to close the public hearings. Randy Mehringer seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a special exception to allow a hospital expansion in a residential zone. Secretary Martin seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a variance to build within 11.5 feet of the front yard (Dorbett Street). Ray Byrd seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a variance with a height not to exceed 38 feet. Bob Wright seconded it. Motion carried 5-0.

Petition of City of Jasper, through its Utility Service Board, for a variance to build within seven feet of the front yard and five feet of the rear yard, and a variance to allow a warehouse in a residential zone.

Jerry Schitter, Electric Distribution Manager, was present on behalf of the Utility Service Board to request a variance to build a warehouse within seven feet of the front yard and five feet of the rear yard at 455 E. 8th Street. The proposed building would replace the old filtration plant.

The 60 ft. by 50 ft. warehouse would be built in the back corner of the lot. Because of the difference in elevation from front to back, a retaining wall is needed. Plans are to use the existing retaining wall as part of the building.

The proposed building would have an overhead door with a loading dock. This would allow trucks to unload without blocking the street.

There were no remonstrators present. After some discussion, Bob Wright made a motion to close the public hearing. Secretary Martin seconded it. Motion carried 5-0.

Bob Wright made a motion to grant a variance to build within seven feet of the front yard and five feet of the rear yard at 455 E. 8th Street. Ray Byrd seconded it. Motion carried 5-0.

Bob Wright made a motion to grant a variance to allow a warehouse in a residential zone. Secretary Martin seconded it. Motion carried 5-0.

With no further discussion, Ray Byrd made a motion to adjourn the meeting. Bob Wright seconded it. Motion carried 5-0, and the meeting was adjourned at 7:29 p.m.

Jerry Uebelhor, Chairman

Lloyd Martin, Secretary

Kathy M. Pfister, Recording Secretary